



INVESTMENT BUYERS ONLY! Spacious three bedroom mid terrace house situated in the highly popular residential area close to the R D & E hospital and Heavitree high street with its abundance of amenities. This well presented property features; two spacious reception rooms, kitchen and w.c., and on the first floor are three good sized bedrooms and bathroom. The property also benefits from an enclosed low maintenance garden with rear gated access. The property is available to Investment Buyers with current monthly rental income of £1150.

Baker Street
Exeter £335,000

West of 

Baker Street Exeter £335,000

Attractive mid terrace house | Three bedrooms | Two reception rooms | Kitchen | W.C. | Modern bathroom | Enclosed low maintenance garden | Current investment property achieving £1150 per month | Available to Investment Buyers only

PROPERTY DETAILS

APPROACH

Part glazed Upvc front door to entrance lobby.

ENTRANCE LOBBY

Wood effect laminate flooring. Coat hanging space. Part glazed door to entrance hallway.

ENTRANCE HALLWAY

Matching wood effect laminate flooring. Ornate ceiling arch and picture rail. Stairs to first floor. Doors to living room and dining room.

LIVING ROOM

11' 2" x 11' 0" (3.4m x 3.35m) (plus bay window) Light and spacious room with Upvc double glazed bay window to front aspect. Matching wood effect laminate flooring. Radiator. TV point. Picture rail.

DINING ROOM

11' 2" x 10' 9" (3.4m x 3.28m) Further spacious room with Upvc double glazed window to rear aspect. Matching wood effect laminate flooring. Radiator. Built-in alcove storage cupboard. Door to understair cupboard. Door to kitchen.

KITCHEN

9' 8" x 8' 3" (2.95m x 2.51m) Upvc double glazed window to side aspect. Range of solid wood base units with inset ceramic sink and further wall units. Slot-in electric cooker with gas hob with extractor hood. Space and plumbing for washing machine. Tiled floor. Doorway to rear lobby.

REAR LOBBY

Small rear lobby with Upvc part glazed door to garden. Door to storage cupboard housing gas combi boiler. Door to w.c.

W.C.

Upvc double glazed window to rear aspect. White low level w.c.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to split level first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

12' 4" x 10' 8" (3.76m x 3.25m) (max) Light and spacious bedroom with Upvc double glazed window to front aspect. Radiator. Wood effect laminate floor.

BEDROOM 2

11' 3" x 9' 6" (3.43m x 2.9m) Further good sized bedroom with Upvc double glazed window to rear aspect. Feature fireplace with Victorian style moulded cast iron inset and grate. Radiator.

BEDROOM 3

9' 8" x 8' 4" (2.95m x 2.54m) Good sized third bedroom with Upvc double glazed window to rear aspect. Stripped wood floor. Radiator.

BATHROOM

7' 4" x 5' 1" (2.24m x 1.55m) (plus deep door recess) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising: low level w.c., pedestal hand wash basin, bath with tiled surround, and glass sliding door to tiled shower enclosure with electric shower. Chrome ladder style radiator. Extractor fan. Shaver point.

OUTSIDE

REAR GARDEN

Pretty enclosed low maintenance garden laid to paving with an arrangement of raised beds and borders. Gate to rear access alleyway.

AGENTS NOTES:

The property is Freehold.
Council Tax Band: B - Exeter City Council.



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967